



TERM SHEET (Annex A) | CASA MIRA COAST

Buyer's Name	:	SAMPLE COMPUTATION
Buyer's TIN #	:	required
Address	:	Dumaguete City
Contact No.	:	035...
Date	:	April 15, 2021
Availment	:	TOWNHOUSE
Block / Lot	:	Block: 21 / Lot: 3
Details	:	C2   MID   FA: 58.07   LA : 60
List Price	:	2,604,751.62

A. Computations (DP spread over 12 mos.)

List Price:	2,604,751.62	
	2,604,751.62	2,604,751.62
Additional charges:		
Transfer & Registration charges	258,380.13	
Total charges :		258,380.13
TOTAL CONTRACT PRICE :		2,863,131.75

B. Payment Terms

Reservation Fee	10,000.00
Reservation Date:	April 15, 2021
Downpayment, net of reservation fee	250,800.00
spread over 12 months @ 20,900.00 per month	
starting from : May 15, 2021	
up to : April 15, 2022	
Balance shall be paid in CASH / Bank financing before move-in or upon turnover of the unit whichever is earlier	2,343,951.62
Monthly Amortization:	
* monthly amortization @ 7.75% fixed rate for 3 years.	73,180.90
* monthly amortization @ 8% fixed rate for 5 years.	47,526.89
* monthly amortization @ 10% fixed rate for 10 years.	30,975.49
* monthly amortization @ 11.25% fixed rate for 15 years.	27,010.40
* monthly amortization @ 11.5% fixed rate for 20 years.	24,996.59
Transfer & Registration charges before move-in or upon turnover of the unit whichever is earlier	258,380.13
TOTAL PAYMENTS :	2,863,131.75

Notes: v4.1(D)|10/90/12 2M VAT 2021

- 1 Reservation fee is NON-refundable and NON-transferable,
- 2 List Price is VAT-inclusive where applicable,
- 3 Prices are SUBJECT to change without prior notice,
- 4 Cebu Landmasters, Inc. reserves the right to correct accordingly any and all typographical errors in this term sheet,
- 5 ALL checks should be made payable to Cebu Landmasters, Inc.,
- 6 Pricelist does NOT include applicable utility connections and other related charges including, but not limited to, electrical, water and telephone/internet connections,
- 7 Pricelist EXCLUDES any and all financial and incidental charges related to loan releases including, but not limited to, fire insurance, mortgage redemption insurance, etc.,
- 8 Failure to pay 1st equity within 30 days or as scheduled, after reservation shall automatically cancel this contract.

Prepared by:	Checked by:	Noted by:	Approved by:	Conforme:
Sheryl Umbac	Adorah Ouano	Marie Rose Yulo	Jose Franco B. Soberano	Sample Computation
Admin Staff	Admin Supervisor	VP - Sales	COO / EVP	Buyer